

MEMORANDUM

From:	Lindsey Abbott Tree & Landscape Officer		
Service	WBC Landscape and Trees	App No:	261725
Address:	5 Wychelm Road, Shinfield, Wokingham, RG2 9DJ.		
Proposal:	Householder application for the proposed erection of a part single, part two storey side extension and installation of a single storey pitched roof and bay window to the front.		
Type of Development:	Other Householder		
Site Visit Made:	Yes – 06/08/2026		

Summary Of Recommendations

- ☐ No comment
- ☐ No objection
- ☒ No objection subject to conditions (and reasons) **stated below**
- ☐ Request further information before determination as **stated below**
- ☐ Objection due to the reason(s) **stated below**

Comments On Proposal

Subject to conditions, the Council's Tree and Landscape Officer has no objection to the proposed erection of a part single, part two storey side extension and installation of a single storey pitched roof and bay window to the front.

The Site is a large corner lot located at the junction of Wychelm Road and Hollow Lane, which is a Green Route Enhancement Area within the Borough. As per Local Policy CC03 and CP3, it will be important to retain existing green coverage along the full extent of the corner boundary, fronting both roads, for the contribution this vegetation makes to the street scene. Within the boundary hedging (H2) is a mature (but unprotected) Eucalyptus tree (T1). Whilst this tree is located some distance from the proposed side extension, the construction works related to the side extension, the proposed patio off the extension and driveway/car park area could impact this tree's Root Protection Area, as illustrated on submitted drawing, *Proposed Floor Plans 1*. (Ref: Holtham + Newman Architects, #2233-P131 Rev P3, 21 July 2026). The Officer accepts the *Parking Provision* drawing which includes a simple Tree Protection Plan indicating where protective fencing will be positioned to protect the RPA of T1. (Ref: Holtham + Newman Architects, #2242 - S005 Rev P4, July 2026) The condition has been amended.

As illustrated in the *Parking Provision* drawing, existing trees and hedging vegetation along the northwest corner should be retained and protected during construction. To this extent all vehicles and storage of materials will need to be restricted to the existing drive and the front and side gardens protected with temporary fencing or ground boarding, as appropriate.

Conditions & Reasons (if required)

CL6 – RETENTION OF EXISTING TREES/SHRUBS/HEDGES

CL6 – Retention of trees and shrubs (*amended*)

No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans *Parking Provision* (Ref: Holtham + Newman Architects, #2242 - S005 Rev P4, July 2026) and particulars, without the written approval of the local planning authority. If within a period of five years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, another tree of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation.

CL7 - PROTECTION OF EXISTING TREES etc (small sites)

Amended as detailed below.

- a. No development or other operations shall take place except in complete accordance with the details within the *Parking Provision*, #2242 - S005 Rev P4 by Holtham + Newman Architects and dated July 2026 (hereinafter referred to as the Approved Scheme).
- b. No operations shall commence on site in connection with development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery) until the tree protection works required by the Approved Scheme are in place on site.
- c. No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within an area designated as being fenced off or otherwise protected in the Approved Scheme.
- d. The fencing or other works which are part of the Approved Scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval in writing of the local planning authority has first been sought and obtained

Date:	14/09/2026	Signed:	L. Abbott
--------------	------------	----------------	-----------